

**1 Simony Street, Brabham, WA 6055**

**House For Sale**

Wednesday, 17 January 2024



**1 Simony Street, Brabham, WA 6055**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 492 m2**

**Type: House**



Zarina Brodie

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**From \$695,000**

Zarina from HKY Real Estate has the pleasure of presenting 1 Simony Street, Brabham. Set on a 492sqm block, enjoy spacious living in this practical 4 bedroom 2 bathroom + Games and Activity built by reputable builder Home Group WA Home. As you walk through the entrance you will be impressed by the space and openness that this house has to offer. With a roof area of approx. 291sqm, you will love the functionality of the house which is perfect for any large or growing families where everyone can have their own space and enjoy a relaxed lifestyle. Your spacious master bedroom is situated at the front of the home and features an ensuite and large walk-in robe. The 3 other bedrooms are all a good size and have built-in robes. The home includes a study which is perfect for those who WFH and the activity will be an ideal place for kids play area. Enjoy a movie and popcorn night or the footie in your very own separate theatre. Spacious enough for family and friends. In the heart of the house is the open plan living, dining and games area where most family time will be spent. The modern and sleek kitchen comes complete with a 600mm cook top, oven & range hood, a kitchen pantry, and a large fridge recess. There is plenty of space for entertaining in the alfresco and side patio areas. All easy care and low maintenance. With shade blinds to part of the alfresco, this lovely area can be utilised year-round while you read a favourite book or have a glass of your favourite Swan Valley wine. Located in a sought-after location with good access to shops, schools, and only short drive to the Tonkin and Reid Highways. Take advantage to secure this home today!

Features:

- Spacious master bedroom with ensuite and large walk-in robe
- Good sized Bedrooms 2, 3 & 4 with built-in robes
- Open plan living, dining and kitchen
- Study, Games room & Activity
- Chef's kitchen with 600mm cook top, oven & range hood, kitchen pantry and large fridge recess
- Laundry
- Split system air conditioning to open plan, master, and bedroom 4
- Security screens to entry, sliding door to alfresco and laundry
- 8 x security cameras
- Shade blinds in part alfresco
- Alfresco and side patio area
- Good sized garden with artificial lawn to rear
- Garden shed

The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.